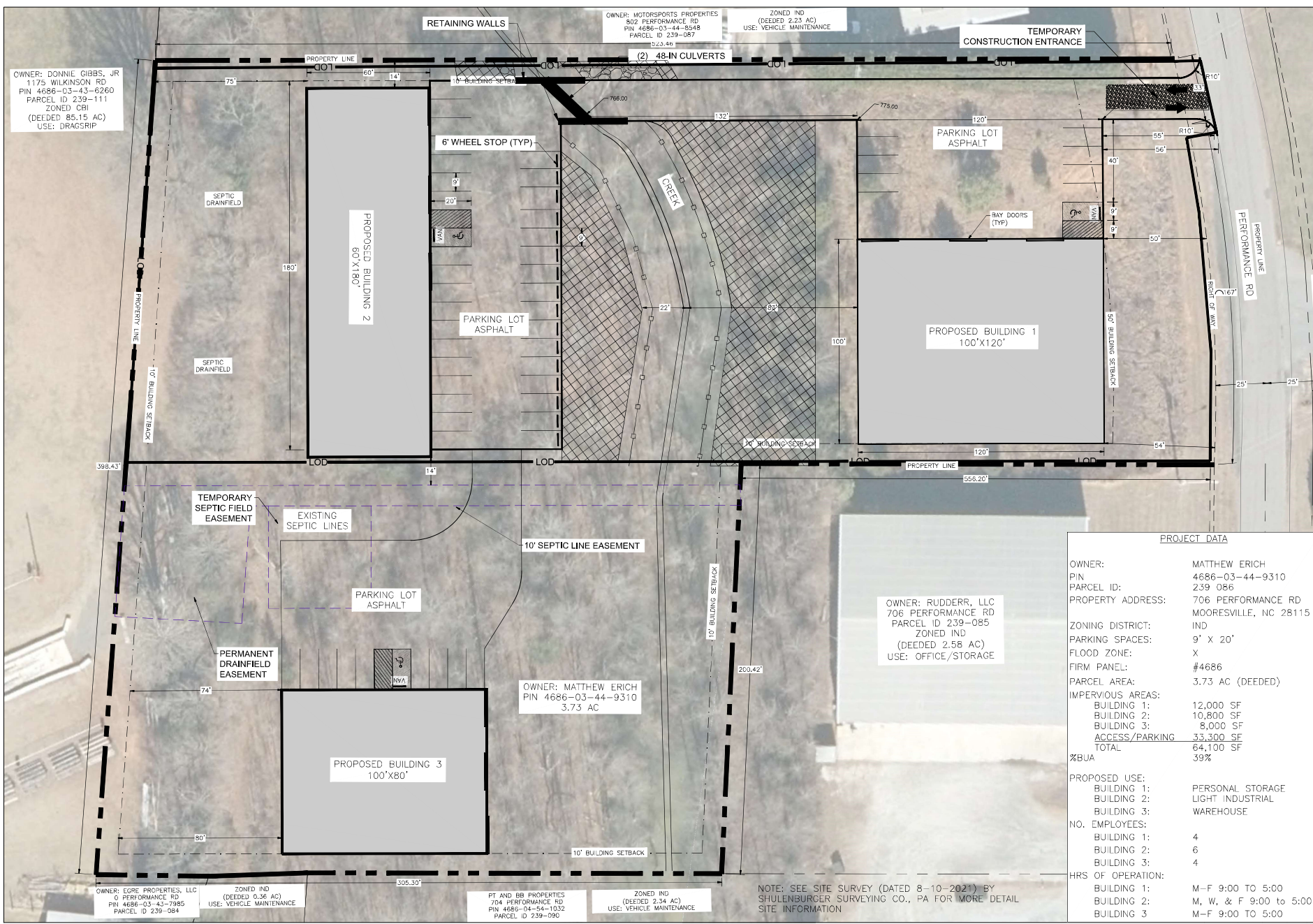




**SHABELEDEN
ENGINEERING**
Civil
Environmental
Stormwater/Erosion Control
Construction Management

811
Know what's below.
Call before you dig.

NEW SITE PLAN FOR:
MATT ERICH

798+800 PERFORMANCE RD MOORESVILLE NC ROWAN CO PIN 239 086

DEC 27, 2021

PROJECT NO: 21-040

DATE: DEC 27, 2021

DRAWN BY: SEW

CHECKED BY: ds

REVISIONS:		
NO.	DATE	BY
1	1/12/2022	DS
2	2/22/2022	DS
3	3/03/2022	DS

LAYOUT

SHEET NO: C1 of 1

OWNER: RUDDERR, LLC
706 PERFORMANCE RD
PARCEL ID 239-085
ZONED IND
(DEEDED 2.58 AC)
USE: OFFICE/STORAGE

OWNER: MATTHEW ERICH
PIN 4686-03-44-9310
3.73 AC

OWNER: EGRE PROPERTIES, LLC
0 PERFORMANCE RD
PIN 4686-03-43-7985
PARCEL ID 239-084

ZONED IND
(DEEDED 0.36 AC)
USE: VEHICLE MAINTENANCE

PT AND BB PROPERTIES
704 PERFORMANCE RD
PIN 4686-04-54-1032
PARCEL ID 239-090

ZONED IND
(DEEDED 2.34 AC)
USE: VEHICLE MAINTENANCE

OWNER: MOTORSPORTS PROPERTIES
802 PERFORMANCE RD
PIN 4686-03-44-8048
PARCEL ID 239-087

ZONED IND
(DEEDED 2.23 AC)
USE: VEHICLE MAINTENANCE

NOTE: SEE SITE SURVEY (DATED 8-10-2021) BY SHULENBURGER SURVEYING CO., PA FOR MORE DETAIL SITE INFORMATION

PROJECT DATA

OWNER: MATTHEW ERICH
PIN 4686-03-44-9310
PARCEL ID: 239 086
PROPERTY ADDRESS: 706 PERFORMANCE RD
MOORESVILLE, NC 28115
IND

ZONING DISTRICT: IND
PARKING SPACES: 9' X 20'
FLOOD ZONE: X
FIRM PANEL: #4686
PARCEL AREA: 3.73 AC (DEEDED)

IMPERVIOUS AREAS:
BUILDING 1: 12,000 SF
BUILDING 2: 10,800 SF
BUILDING 3: 8,000 SF
ACCESS/PARKING: 33,300 SF
TOTAL: 64,100 SF
39%

%BUA

PROPOSED USE:
BUILDING 1: PERSONAL STORAGE
BUILDING 2: LIGHT INDUSTRIAL
BUILDING 3: WAREHOUSE

NO. EMPLOYEES:
BUILDING 1: 4
BUILDING 2: 6
BUILDING 3: 4

HRS OF OPERATION:
BUILDING 1: M-F 9:00 TO 5:00
BUILDING 2: M, W, & F 9:00 TO 5:00
BUILDING 3: M-F 9:00 TO 5:00